

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 61761
JUNE 2022 BOARD MEETING MINUTES
310 Thicket Point, Normal, IL
June 6th, 2021

Call to Order –

- **Time:** 6:10Pm.
- **Present:** Vicki Bennett, Shelly Kerr (S), Ray McCormick (T), Eric Minster (VP), and Justin Wolf (P).
- **Absent:** Gary Ferguson and Mary Walker.

Review & Approve Prior Meeting Minutes – The May 2022 meeting minutes were presented by Shelly and reviewed. Justin made a motion for approval of the minutes and Vicki seconded the motion. All in attendance approved.

Treasurer's Report – Ray presented the May 2022 Monthly Treasurer's Report. The beginning balance was \$18,390.20 which is different from the April ending balance of \$17,414.20 because of outstanding checks for \$50 and \$926 that were made in April but not processed until May. Deposits were made for \$120 for dues and a dividend of \$1.84. The ending balance was \$17,536.04. Justin made a motion to approve the Treasurer's report and Eric seconded. All in attendance approved.

Ray received a bill from VIP Lawncare for \$1,500 for 5 mowings in May (2nd, 9th, 16th, 23rd and 30th). Shelly made a motion to pay VIP for this bill and Vicki seconded the motion. All in attendance approved.

Ray asked for approval to buy Shelly 4 reams of paper and pay for a bottle of black ink for printing the annual newsletters. Vicki made a motion to approve this and Eric seconded the motion. All in attendance approved.

Ray created a document showing how much has been paid over the years for tree removal and plantings,

Existing liens – We will send Past Due Notices to the two existing liens after the communication with Jay Reece. Ray has created a letter to send to each with the details of what they owe and they will be mailed with the annual packet for those two addresses.

Closing Letters / Homes for Sale/Sold – Shelly issued closing letters for the following addresses in May 2022:

- 1715 Sunrise Point
- 1708 Sunrise Point
- 403 Bobwhite Way
- 305 Wildberry Drive

Homes for sale –

- 1707 Setter Street – empty lot in the cul-de-sac

Welcoming Committee Report – Justin and Shelly will be delivering the letter to this address this week.

- 403 Bobwhite Way
- 1708 Sunrise Point – closes on 6/8/22
- 304 Plumage Court

Architectural Review Committee / Landscaping Report – Architectural Review Forms (ARFs) were submitted and reviewed for the following:

- None this month

6. Old Business –

Shelly reviewed the McLean County website and did not find the information on the 36 new properties for the 12th addition. She will look again later in June. She did find out from Tentac that the 12th addition to Pheasant Ridge was submitted on 9/23/21 and recorded on 3/23/22 as 14-15-300-021. The individual lots have not yet been recorded.

7. New Business –

- Annual mailings. All annual mailings have been mailed on 5/27/22 including the two with existing liens (along with a letter documenting what they owe and to contact our attorney).
- Mary will be hosting the neighborhood 4th of July parade at 10:00am on July 4th. Parade will start at the corner of Plumage and Beech
- Annual meeting prep
 - Shelly contacted Officer Brad Park to come speak from 7-7:30
 - Shelly will prepare the ballots for election of board members
 - Shelly will create an updated sign in sheet
 - Board members
 - Ray agrees to continue on the board if re-elected and continue as Treasurer
 - Justin agrees to continue on the board if re-elected
 - Eric has one more year remaining in his term on the board
 - Vicki has one more year remaining in her term on the board
 - Shelly has one more year remaining in her term on the board but does not want to continue as secretary
 - Gary agrees to continue on the board if re-elected
 - Mary agrees to continue on the board if re-elected

Adjourn – Shelly made a motion to adjourn the meeting and Vicki seconded the motion. All in attendance approved. Justin adjourned the meeting at 6:36 pm.

The next board meeting will be held on 7/11/2022 at 6:00 pm.